



# 26 Rostron Road

## Ramsbottom, Bury, BL0 9EE

A spacious, bright and very well presented cottage situated in the heart of Ramsbottom within easy walking distance of the town centre and all its amenities. Comprising lounge, dining room and an elegant kitchen to the ground floor, with a generous master bedroom, a second single bedroom and a stylish bathroom to the first floor, this lovely stone cottage benefits from having a private yard to the rear with an additional generous lawned garden beyond that. Early enquiry is a must to avoid disappointment.

### Entrance Vestibule

Composite front entrance door opens into the vestibule with mosaic flooring and inner door opening to the lounge.

### Lounge

15'3 x 14'4 (4.65m x 4.37m)

With a front facing UPVC window with shutters, stone flooring with under heating, feature fireplace, ceiling beams, centre ceiling light, tv points, power points and archway opening to dining room.



### Dining Room

15'1 x 12'1 (4.60m x 3.68m)

With stone flooring and under heating, centre ceiling light, power points, under stairs cupboard and UPVC French doors opening to the rear courtyard.



### Kitchen

11'7 x 8'1 (3.53m x 2.46m)

With side and rear facing UPVC double glazed windows, herringbone flooring, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, electric oven and grill at eye level, gas hob with extractor hood, free standing dishwasher and fridge/freezer, and washing machine to stay.



### Master Bedroom

15'3 x 13'3 (4.65m x 4.04m)

With two front facing UPVC double glazed windows, fitted wardrobes, radiator, feature brick fireplace and power points.



### Bedroom Two

12'3 x 6'10 (3.73m x 2.08m)

with a rear facing UPVC double glazed window, radiator, built in shelving and power points.



### Bathroom

9'1 x 7'6 (2.77m x 2.29m)

Partly tiled with a rear facing opaque UPVC double glazed window, tiled flooring with under floor heating, heated towel rail, three piece bathroom suite comprising panel enclosed bath with waterfall shower and separate attachment, low flush toilet and hand wash basin with vanity unit.



### Rear Garden

To the rear of the property there is a paved courtyard with rear gate leading on across the rear ginnel to a large lawned garden area.

